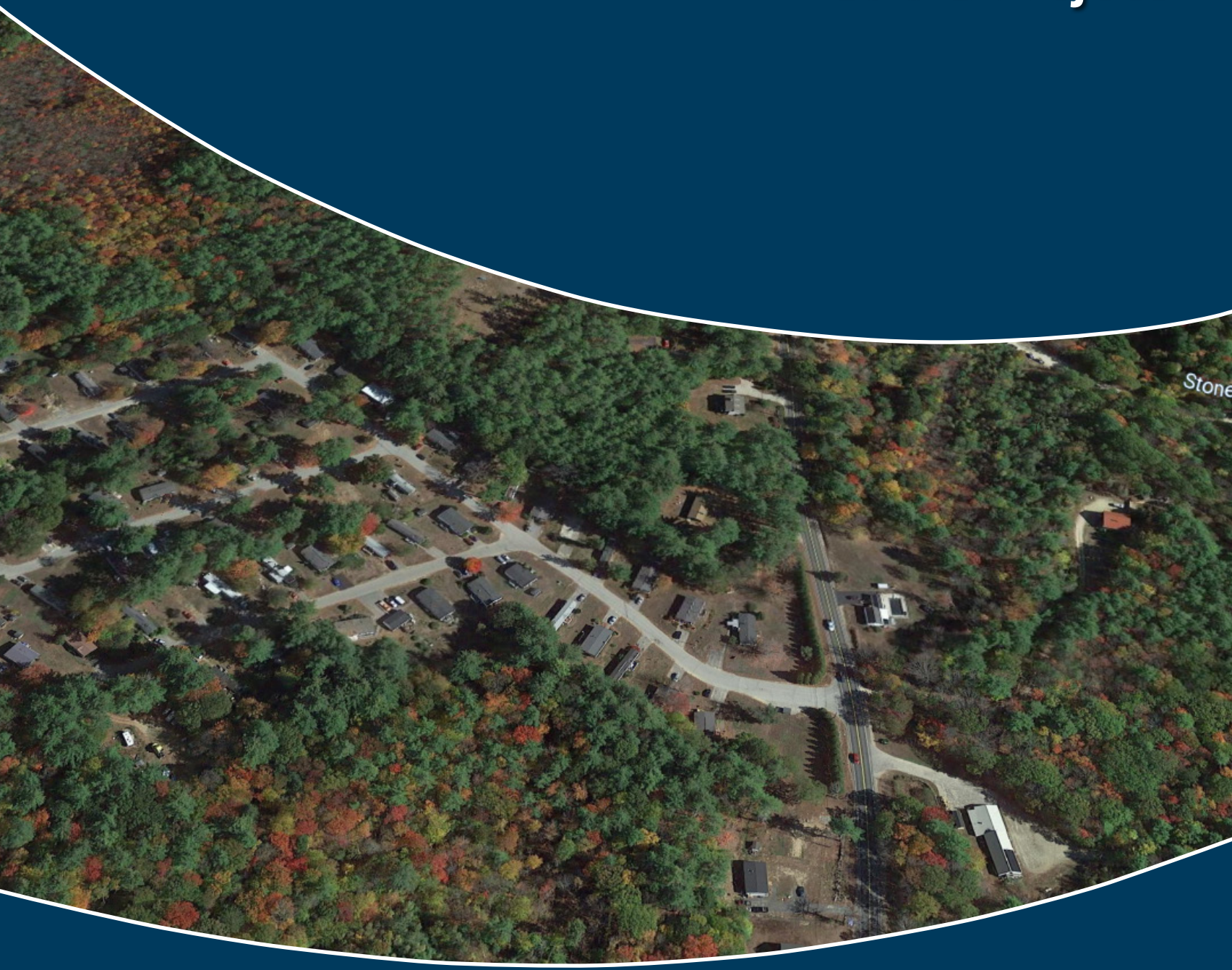
Response to Request for Environmental Engineer Qualifications

CDBG Project



BETA

Barrington, New Hampshire

Environmental Engineer Qualifications for CDBG Project

Town of Barrington, NH
Response to RFQ

Submitted to:
Connor MacIver
CMacIver@Barrington.NH.gov

Submitted by:
BETA Group, Inc.
40 Stark Street
Manchester, NH 03101
603.321.3207

April 21, 2021

www.BETA-Inc.com

IMPROVING COMMUNITIES TOGETHER

April 19, 2021

Mr. Connor MacIver
Town Administrator
Town of Barrington
333 Calef Highway
P.O. Box 660
Barrington, NH 03825

RE: Request for Environmental Engineer Qualifications for CDBG Project
Barrington Oaks Cooperative
5 Barrington Oaks, Barrington, New Hampshire

Dear Mr. MacIver,

BETA Group, Inc. (BETA) is pleased to present this proposal to perform environmental assessment activities for the Community Development Block Grant (CDBG) funded project at the above-referenced property.

BETA has a long history of performing environmental site assessments on a large-variety of publicly-funded projects including CDBG, EPA, HUD, and other similar funding mechanisms. These assessments have been performed to a wide variety of standards including ASTM, EPA, HUD, NEPA, and NHDES requirements. With this experience, BETA has a thorough understanding of how to balance the assessment activities with the need to satisfy funding requirements. In this submittal, we have included our technical approach, staff resumes, and project examples that show our significant qualifications for this work.

Our Project Manager, Mr. Joseph McLoughlin, LEP, LSP has over 28 years of experience performing Environmental Assessments including thousands of Phase I ESAs. Mr. McLoughlin is currently serving as Project Manager for an EPA-funded Brownfield assessment program in northern Massachusetts and for peer review services for the Connecticut Housing Finance Authority. Mr. McLoughlin has conducted numerous assessments in New Hampshire including several for the Trust for Public Land that were incorporated in the White Mountain National Forest. Mr. McLoughlin's diverse experience with publicly funded projects provides him with the necessary qualifications to assist the Town in meeting the requirements for the CDBG funding.

We look forward to working with the Town to provide the professional services necessary for the environmental assessment of this property. Please contact us if you have any questions concerning this submittal.

Sincerely,
BETA GROUP, INC.

Joseph R. McLoughlin II, LEP, LSP
Senior Associate

Marta Nover
Vice President

BETA GROUP, INC.
40 Stark Street, Manchester, NH 03101
P: 603.321.3207 | W: www.BETA-Inc.com

TABLE OF CONTENTS

1. FIRM INTRODUCTION

BETA Group, Inc.

- Established in 1982
- Over 150 engineers, planners, scientists, landscape architects, construction managers, and support personnel
- Provides sustainable and innovative consulting solutions
- New England based employee-owned firm (ESOP), where employees have a vested interest in the success of projects and services to clients

BETA has the qualifications to meet the scope of services listed in the Request for Qualifications. For nearly 40 years, BETA has provided integrated solutions that improve the communities where we live and work. We provide a wide range of services – from planning to analysis to design – for municipalities and agencies throughout New England.

Primary Point of Contact

Project Manager
Joe McLoughlin, LSP, LEP
JMcLoughlin@BETA-Inc.com

BETA Group, Inc.
40 Stark Street
Manchester, NH 03101
603.321.3207

Effective communication with our clients is one of BETA's priorities, and, as such, is hallmark of our way of practice. We have found that the best approach to maintaining effective communication is to assign a client manager who understands the various aspects of the project from the client's perspective. For this contract, Joe McLoughlin, LSP, LEP will serve as the client manager and primary Point of Contact.

With offices in Manchester, NH; Worcester, Norwood, and Chicopee, MA; Lincoln, RI; and Hartford, CT, BETA provides sustainable and innovative consulting solutions throughout New England.

Relevant Experience

Mr. McLoughlin has over 28 years of experience performing Environmental Assessments including thousands of Phase I ESAs. He is currently serving as Project Manager for an EPA-funded Brownfield assessment program in northern Massachusetts and for peer review services for the Connecticut Housing Finance Authority. Mr. McLoughlin has conducted numerous assessments in New Hampshire including several for the Trust for Public Land that were incorporated in the White Mountain National Forest. Mr. McLoughlin's diverse experience with publicly funded projects provides him with the necessary qualifications to assist the Town in meeting the requirements for the CDBG funding.

2. KEY PERSONNEL

Our Team

BETA understands that developing the right project team is paramount to that project's success. The individuals assembled for this project have the qualifications to successfully undertake the nature of work described within your Request for Qualifications. Full resumes for the following team members are included in the Appendix.

Joe McLoughlin, LEP – Project Manager

Joseph McLoughlin has over 28 years of experience in the environmental consulting field. Joe provides high quality technical consulting services, which range from site assessment services to regulatory compliance auditing and planning to remedial system installation and operations.

Joe has provided a wide range of site assessment services, involving Phase I and II Environmental Site Assessments in accordance with American Society for Testing and Materials (ASTM) standards, and all phases of assessment in accordance with the MCP. These assessments have been conducted at municipal, industrial, and commercial facilities including dry cleaners, gasoline service stations, automotive repair facilities, historic mills and brownfields, and various industrial properties. Joe has conducted numerous regulatory compliance audits and prepared Spill Prevention, Control, and Countermeasure (SPCC) plans for municipal public works garages and private industrial/commercial facilities.

Marta Nover – Principal in Charge

Marta Nover will be the technical lead on the environmental permitting aspects of the project. She manages BETA's experienced environmental, wetland, and soil scientists and takes an active role in Department of Transportation (DOT), Federal Highway Administration (FHA), and municipal projects. With 36 years of relevant experience, she is one of the most experienced wetlands and permitting analysts in the region and brings personal commitment, technical knowledge, and a notable reputation to this project. Marti's breadth of expertise covers freshwater and coastal resource areas; local, state and federal environmental permitting including state and federal Environmental Policy Acts, Sections 401 and 404 of the federal Clean Waters Act; local and state wetland protection laws and regulations; resource area boundary delineation; mitigation design; invasive species management; Stormwater Pollution Prevention Plan (SWPPP) and construction permit compliance monitoring; and wildlife habitat evaluations. She provides expert peer review services to municipalities including expert testimony on a number of occasions.

Matthew Alger – Technical Advisor

Matthew Alger has performed numerous roles as a Massachusetts Licensed Site Professional (LSP) since 2005. He has also managed hazardous waste site evaluations and clean-up projects under the Massachusetts Contingency Plan (MCP) and under Rhode Island's Remediation Regulations. Matt has worked with site cleanups involving major excavations of contaminated soil, stabilization of Resource Conservation and Recovery Act (RCRA) waste soils, and ground water extraction and treatment systems. As a Licensed Asbestos Inspector in Massachusetts, Matt routinely performs Hazardous Materials Building Surveys on public and privately owned buildings and bridge structures. He also has extensive post-closure landfill monitoring experience including soil gas, groundwater, surface water, and ambient air monitoring.

As a Senior Project Scientist, Matt generates cost estimates, develops budgets, and procures and manages subcontractors. Matt also has specialized training in Geographic Information Systems (GIS) and remote sensing applications. Matt has also authored many field sampling Standard Operating Procedures (SOP).

Amanda Makela – Environmental Scientist

Ms. Makela is an Environmental Scientist in the Environmental Services division at BETA. She has expertise in field-based techniques, contaminant fate and transport, environmental policy, report writing, and scientific procedures. Amanda has completed dozens of environmental site assessments and assisted with higher level environmental response actions.

She is a graduate of the University of Massachusetts at Amherst, where she completed an interdisciplinary program which incorporated coursework from the College of Engineering and the College of Natural Sciences. She is currently enrolled in a Master of Science in Environmental Engineering at the University of New Haven with a completion date of May 2021.

3. Project Experience

Testimonials

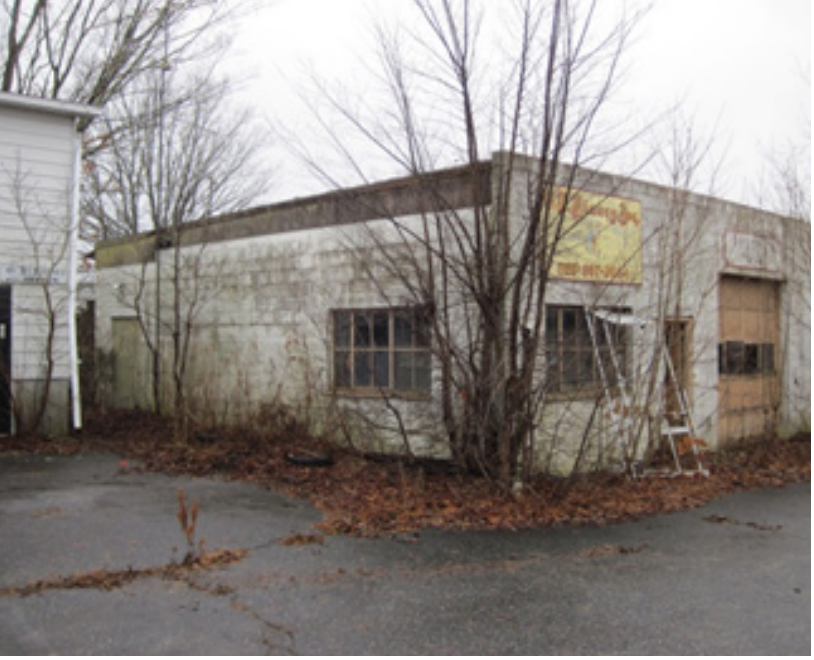
There is no better benchmark on the quality of services provided by our staff than feedback from our clients. We offer the following testimonials and appended project examples for your consideration. Our references are included in the appended four project summaries, and additional projects and references can be provided upon request.

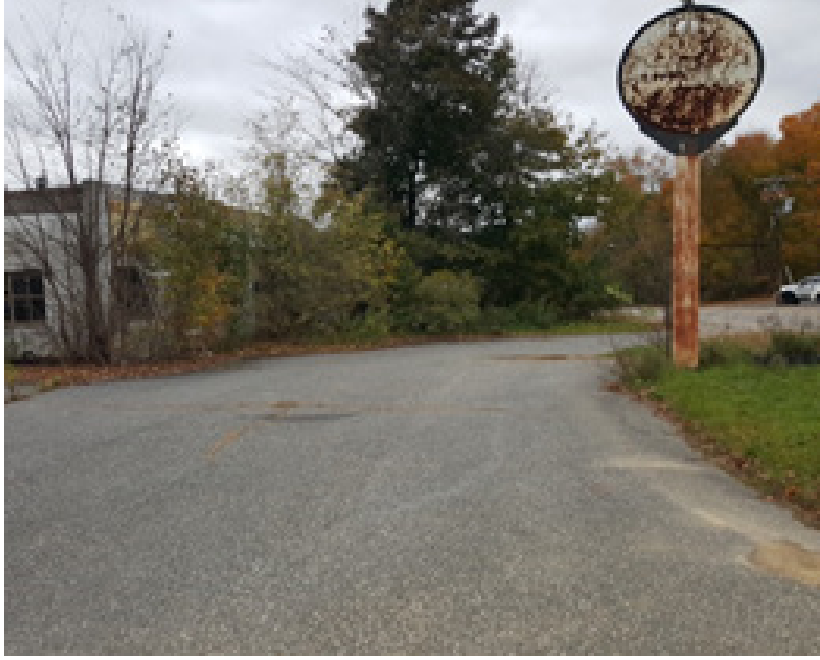
"*Consultant [BETA] has consistently assisted the City with so many indirectly related aspects around re-development planning at the site, including identifying and securing additional funding sources, coordination and review of work done by 'responsible party', identifying and coordinating potential developers to consult with the project team to determine feasibility for re-use of existing buildings, as well as more broad efforts such as assisting with negotiating lower tipping fees for demolition and remediation as a host community with the local landfill.*"

Former Facemate/Uniroyal Brownfields Redevelopment, Chicopee
Carl Dietz, Former Director, Office of Community and Economic Development

"Nover-Armstrong [a division of BETA] has been providing the WBDC with outstanding environmental and engineering services for the last ten years. Just after our first contract we quickly realized how valuable this firm was to our brownfields work and retained Nover Armstrong [a division of BETA] as our in-house firm. They have far exceeded our expectations completing very complicated projects efficiently and effectively."

Craig L. Blais, President & CEO, Worcester Business Development Corp.





G.L. Finney Property

Brookfield, Massachusetts

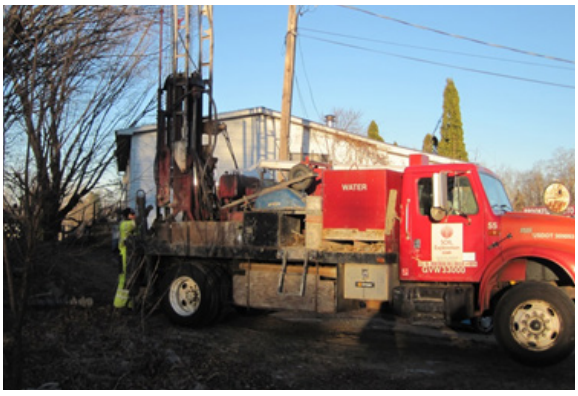
REFERENCE
Andrew Loew, AICP
Project Manager
Central Mass Regional Planning Commission (CMRPC)
1 Mercantile Street, Suite 520
Worcester, MA 01608
508.459.3339

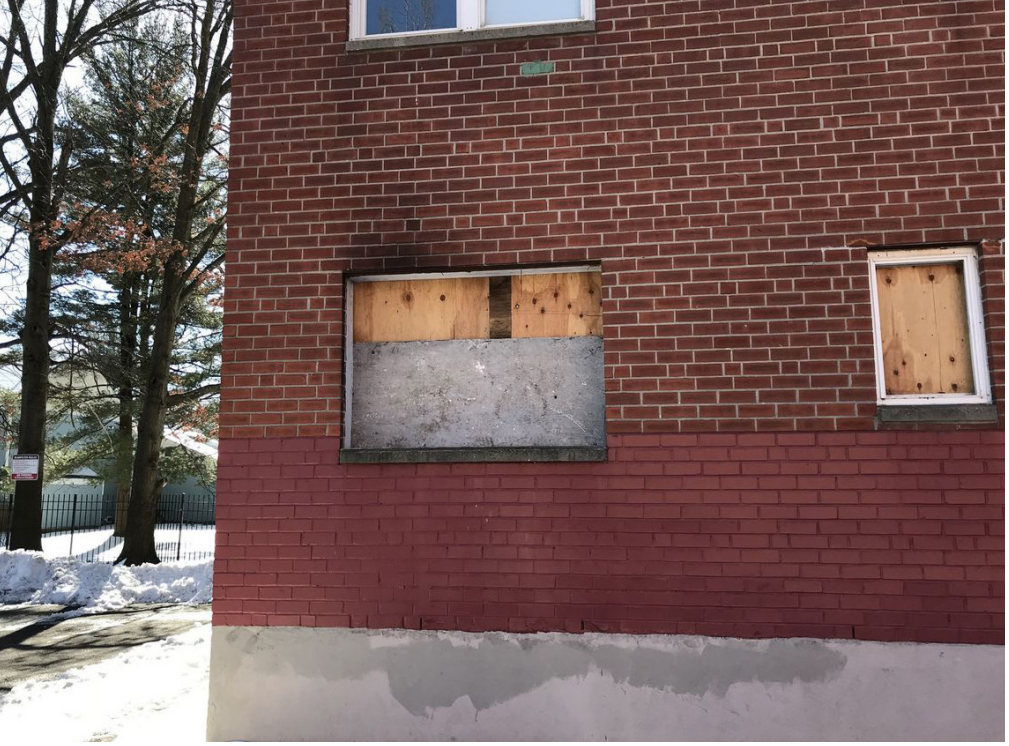
TOTAL PROJECT COST
$300,000

STAFF
Craig Ellis, LSP
Caroline Armstrong

BETA provided brownfield assessment and reuse evaluation services to the Town for the G.L. Finney property. The site had historically been used as a petroleum gas and service station from the 1940s through 2000. The MassDEP was notified of a gasoline release in 1999. The responsible parties conducted assessment activities until 2000, when both were granted Financial Inability status and environmental assessment activities ceased. The Town was awarded a Community Development Block Grant (CDBG) and BETA worked with Central Mass Regional Planning Commission and the Town of Brookfield on this brownfield site. BETA's services included:

- Completing an ASTM Phase I Site Assessment.
- Preparing a Phase I – Initial Site Investigation, Phase II – Comprehensive Site Assess ment and a Phase III Remedial Action Plan.
- Conducting a hazardous building material survey.
- Coordinating with the Town and downgradient property owner whose residential property was impacted by the release.
- Presenting and participating in public meetings with stakeholders to discuss the assessment findings and solicit feedback on potential reuse alternatives.
- Developing remedial alternatives that aligned with cleanup requirements and the Towns reuse objectives.
- Developing demolition and remediation cost estimates.
- Preparing contract documents for hazardous material abatement, building demolition, UST Closure and soil remediation.





Review Services for Affordable Housing Projects

Connecticut Housing Finance Authority

REFERENCE
Charles J. Emerson
Manager 1, Multifamily
Connecticut Housing Finance Authority
999 West Street
Rocky Hill, CT 06067-4005
860.571.4395

PROJECT STATUS
Ongoing

Since 2018, BETA has been providing the Connecticut Housing Finance Authority wit review services for pending financing on affordable housing projects. These projects have included The Elms in West Hartford and Willow Creek and Hartford Preservation both in Hartford. For these projects BETA reviewed and provided comment on various reports submitted by the developers. These reports included:

- Phase I Environmental Site Assessments
- Transfer Act Opinions
- Phase II Environmental Site Assessments
- Lead Paint inspection and abatement reports
- Asbestos inspection and abatement reports
- Ground penetrating radar surveys
- Polychlorinated biphenyl inspection and abatement reports
- Potable water testing results
- Radon testing reports

For each of these projects, BETA's Environmental Document Review consisted of document review services that were performed in accordance with the Connecticut Housing Finance Authority (CHFA) Environmental Hazardous Materials Review Guidelines. This included reviewing qualifications, results, opinions and conclusions. BETA provided a comprehensive review report that documented deficiencies and made recommendations in areas where deficiencies were identified.

Uniroyal Facemate Facility Brownfields Redevelopment - CDBG Project

Chicopee, Massachusetts

REFERENCE

Lee Pouliot
Director of Planning
City of Chicopee
274 Front Street
Chicopee, MA 01020
413.594.1490

SERVICES PROVIDED

- Preparation of Specifications for Public Bidding for Building Demolition and Hazardous Materials Abatement
- Brownfields Assessment & Remediation
- TSCA PCB Clean-up
- Remediation of PAH, Metal, PCB and petroleum impacted soil

PROJECT STATUS

Ongoing

PROJECT COST

Total Construction Cost $13M

STAFF

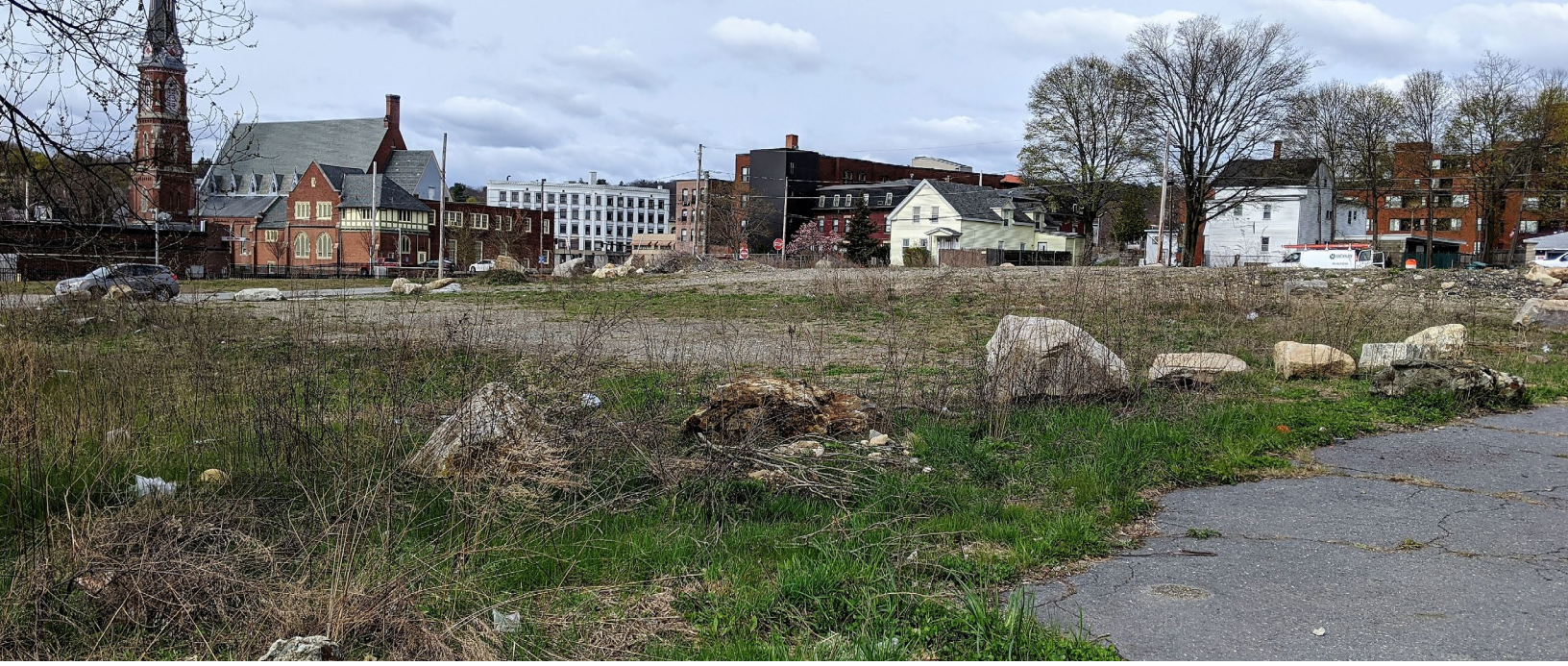
Craig Ellis, LSP
Robert Smith, LSP
Danny Rebelo, PE

BETA is providing the City's Office of Community Development with engineering and environmental consulting support for the environmental and response actions related to the former Uniroyal and Facemate properties. The project site consists of more than 70 acres adjacent to the Chicopee River that has been vacant since 2003. This is one of the projects targeted by MassDEP for cleanup and future redevelopment under the Lt. Governor's Brownfield Support Team (BST) initiative. It has also received funding from MassDevelopment ($4 Million), EPA ($800,000) and the HUD Section 8 Community Development Block Grant Program ($10 Million).

The site included numerous areas of environmental concerns, including partially collapsed abandoned buildings, former PCB-containing equipment, existing underground storage tanks (USTs), abandoned railroad rail lines, and various underground structures (i.e. former building foundations, canals, penstocks and tail races that were filled circa 1950). BETA conducted an initial environmental review that involved extensive research of historic uses of the property and prepared an ASTM Phase I ESA Report documenting existing site conditions and areas of concern. A supplemental subsurface investigation program was subsequently conducted to help assess "suspect" areas identified during Phase I. Key elements of the cleanup include on-site consolidation of asbestos and PCB-impacted debris (with a Self Implementing Plan under TSCA regulations, and a RAM Plan under MassDEP Waste Site Cleanup regulations), and a Special Waste Determination under MassDEP's Solid Waste regulations.

Site activities have also included structural analysis of existing buildings, asbestos and hazardous materials inspection, United States Army Corps of Engineers 408 Permit, stormwater design and implementation, wetlands permitting, removal of abandoned USTs, preparation of specifications for building demolition and hazardous materials abatement, cleanup of RCRA hazardous wastes, collection of groundwater and soil samples, monitoring well installation and sampling, soil borings, and test pitting. The Iron Horse Preservation Society (IHPS) was also involved, at no cost to the city, to remove existing railroad ties and rails on most of the subject property. The locations of site activities have been geo-referenced using GPS in order to create a site plan containing details on all information collected on the property. This cohesive plan has been compiled to help developers determine possible uses of the property based on remaining environmental site conditions.

BETA



Brownfields Investigations

Montachusett Regional Planning Commission

REFERENCE

John Hume
Planning and Development Director
Montachusett Regional Planning Commission
464 Abbott Avenue
Leominster, MA 01453
978.345.7376 ext. 302

SERVICES PROVIDED

- ASTM and EPA AAI Phase I Environmental Site Assessments
- Phase II Environmental Site Assessments – Subsurface Investigations
- Phase III Environmental Site Assessments – Re-use and Remedial Planning

PROJECT STATUS

Ongoing

PROJECT COST

Total Construction Cost $256K

PROJECT BENEFITS

- Provide necessary environmental due diligence

The Montachusett Regional Planning Commission (MRPC) was awarded a Hazardous Materials Brownfield Assessment Grant from the U.S. Environmental Protection Agency (EPA). MRPC consists of 22 communities (Ashby, Ashburnham, Athol, Ayer, Clinton, Fitchburg, Devens, Gardner, Groton, Harvard, Hubbardston, Lancaster, Leominster, Lunenburg, Petersham, Phillipston, Royalston, Shirley, Sterling, Templeton, Townsend, Westminster, and Winchendon) in north central Massachusetts. MRPC selected BETA to oversee the grant and conduct assessments using the grant funding.

BETA has assisted MRPC and the member communities in identifying potential sites and applying for eligibility under EPA's program. To date, BETA has conducted ASTM and EPA AAI Phase I Environmental Site Assessments on the following sites:

- 62 Canal Street, Athol
- 43 West Main Street, Ayer
- 49 Snow Street, Fitchburg
- 4 Summer Drive, Winchendon

BETA has conducted Phase II Environmental Site Assessments on the following sites. These assessments have included ground penetrating radar surveys, soil borings, monitoring wells, laboratory analysis of soil and groundwater samples, and hazardous building materials investigations.

- 925 Massachusetts Avenue, Lunenburg
- 4 Summer Drive, Winchendon
- 49 Snow Street, Fitchburg
- 159 West Main Street, Groton
- 62 Canal Street, Athol

BETA has conducted Phase III Environmental Site Assessments on the following sites. These re-use/remedial plans have included working with potential developers to design remedial plans (Release Abatement Measure Plans) that are consistent with the redevelopment of each site.

- 925 Massachusetts Avenue, Lunenburg
- 4 Summer Drive, Winchendon

4. TECHNICAL APPROACH

Scope of Services

It is BETA understanding that the Site consists of the Barrington Oaks Cooperative, a 49-unit manufactured housing park. The CDBG funded project consists of replacement of six shared leach fields at the Site. According to the Barrington Assessor's Office, the Site is identified as Parcel 267-0013 which consists of 32.52 acres of land. The intent of the work described herein is to identify environmental issues that could present potential environmental liabilities related to the proposed work and the CDBG funding.

The ESA will be conducted to identify Recognized Environmental Conditions based on a review of available environmental information and observations for overt evidence of a release or threat of a release of oil and/or hazardous materials on or in the vicinity of the Site. The assessment will be conducted in accordance with ASTM Standard E1527-13 and will include a vapor encroachment survey. The assessment will also include completion of the CDBG Environmental Statutory Checklist and Environmental Assessment Checklist. BETA proposes to provide the following services:

Task 1 - Regulatory File Review/Site History

- Perform a computer database search of federal and state files. The federal databases will include the current Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS), National Priorities List (NPL), Resource Conservation and Recovery Act (RCRA) Transportation, Storage and Disposal (TSD), RCRA Generators, and Emergency Response Notification System (ERNS) list. The state databases will include the state equivalent CERCLIS list, Registered Underground Storage Tanks (USTs), Spills (includes leaking USTs), Solid Waste Landfills (SWLF), and aquifers.
- Review available New Hampshire Department of Environmental Services (NHDES) files, if applicable, to provide more information about reported releases of oil and/or hazardous materials on or adjacent to the property identified through the database search. The NHDES files may provide additional information regarding past ownership; historic site usage; past usage, storage and disposal of oil and/or hazardous materials on and adjacent to the subject property; and other evidence of potential environmental impacts.
- Review available municipal files to help confirm ownership history and past usage. Resources may include tax records, aerial photographs, Building Department records, Fire Department records, and GIS records. The site history review may also reveal reports of historic spills, disposal areas, or other past releases of oil and/or hazardous materials on or adjacent to the property.
- Review available as-built plans, environmental site assessment reports, and historic maps showing the locations of past or present underground storage tanks on the site. If necessary, BETA will review local Fire Department files and/or inventories of underground storage tanks presently or previously located on or adjacent to the Site.

Task 2 - Interviews/Site Reconnaissance

- Interview the current owner, operators, and/or people knowledgeable about the Site for pertinent information regarding site history, known release of oil and/or hazardous materials, past use, storage, and disposal of oil and/or hazardous materials, past environmental violations, reports and/or related documentation, and any other relevant information.

- Perform site reconnaissance to observe the Site for overt evidence of a release or threat of a release of oil and/or hazardous materials. BETA will also walk the boundaries of the Site to observe and note

the uses of abutting properties. Please note that snow cover and/or the presence of inaccessible areas (such as wetlands or severely overgrown areas) may limit the Site inspection.

Task 3 - Vapor Encroachment Screening (VES)

- The intent of this task is to determine if a Vapor Encroachment Condition (VEC), as defined in ASTM standard E2600-15, exists at the Site. Additionally, this VES will be prepared to meet Section 9.3 Paragraph A.1.j. of the Housing and Urban Development guidelines.

- BETA will include a section in the Phase I ESA report to document the findings of the VEC assessment activities including known and potential environmental conditions and concerns. As required by ASTM, the report will provide one of four conclusions: (1) a VEC exists; (2) a VEC likely exists; (3) a VEC cannot be ruled out; or (4) a VEC can be ruled out because a VEC does not exist or is not likely to exist.

Task 4 - ASTM Phase I Environmental Site Assessment Report and Checklists

- BETA will prepare a Phase I Environmental Site Assessment report to document the findings of the assessment activities including known and potential environmental conditions and concerns. A cover letter will be provided with the report that will include recommendations for any further investigations, if appropriate.

- BETA will also complete the applicable CDBG Environmental Statutory Checklist and Environmental Assessment Checklist and Community Development Finance Authority Form 3-C as part of this task.

Schedule

The scope of services for this assessment will be completed within three weeks of receipt of authorization to proceed. Unforeseen site/weather conditions or project delays beyond the control of BETA may result in an adjustment to the indicated schedule. Should such conditions arise, BETA will notify the Client as soon as possible.

Joseph R. McLoughlin II, LSP, LEP
Project Manager

Professional Overview

Mr. McLoughlin has 29 years of experience in the environmental consulting field providing a wide-range of environmental services to clients across New England. Mr. McLoughlin directs a diverse staff of scientists, engineers, and risk assessors conducting environmental assessments, site remediation, Brownfields assessments, soil management, regulatory compliance and indoor air quality assessments. Details of Mr. McLoughlin's experience in the above fields of expertise are listed below:

- Due Diligence – Conducted and/or managed over 1,000 ASTM Phase I Environmental Site Assessments and Transaction Screen Assessments at properties across the United States for financial lending institutions, private parties, government agencies, and non-profit organizations. Responsible for the development of templates and systems for efficient completion of assessments. Also, managed numerous large portfolio-type assessments ranging from 20 to 100 properties.
- Site Investigation – Designed and implemented comprehensive subsurface investigations at sites across the U.S. ranging from residential fuel spills to large contaminated commercial and industrial properties. Mr. McLoughlin has performed subsurface investigations in MA, CT, RI, NH, NY, CA, CO, and UT.
- Utility Projects – Served as License Site Professional for numerous Utility-related Abatement Measures (URAMs) on water, sewer, and drainage projects in several Massachusetts municipalities. Developed contract specifications and oversaw the management and disposal of various categories of contaminated soil and asbestos waste.
- Site Remediation – Prepared over 50 Permanent Solution Reports at sites ranging from small fuel oil releases to urban fill areas to releases of chlorinated solvents. Managed remediation of a chlorinated solvent release at a site in Marlborough, Massachusetts. Oversaw the installation of a Soil Vapor Extraction System and the implementation of Monitored Natural Attenuation in a GW-1 groundwater area. Also, managed the remediation of an approximately 4,000-gallon release of No. 2 fuel oil from a leaking underground storage tank.
- Brownfield Redevelopment – Conducted Phase I and Phase II Environmental Site Assessments for several municipalities under EPA Brownfield Assessment petroleum and hazardous materials grants. Assisted in all phases of the Brownfield process including identification of sites, conducting assessments, updating ACRES and interfacing with MassDEP, CTDEEP, and EPA.
- Soil Management – Conducted design assessments of in-situ soil conditions for the development of plans and specifications. Developed specification sections for the management and disposal of contaminated and polluted soil. Provided LSP and LEP services to support the management of soil on large scale construction projects (sewer, water, and streetscape).
- Underground Storage Tanks/New Construction – Submitted applications for and oversaw removal of over 35 Underground Storage Tanks. Responsibilities included all permitting aspects, contractor hiring and oversight, sampling, remediation, and reporting. Licensed Third Party Inspector in Massachusetts.
- Regulatory Compliance and SPCC Plans – Assisted numerous municipal and private clients in complying with various EPA requirements including hazardous material storage, petroleum storage, Stage I vapor recovery, storm water management, and SPCC Plans. Conducted several SPCC employee training seminars in accordance with EPA requirements.

Primary Discipline

Environmental Services

Years of Experience

- BETA: Since 2004
- Total: Since 1992

Education

- MS, Water Resources, Stanford University (1992)
- BS, Civil Engineering, Worcester Polytechnic Institute (1991)

Training and Certifications

- OSHA 40 – Hazardous Waste Operations (1993)
- OSHA 8 – Hazardous Waste Operations (2013)
- OSHA 8 – Asbestos-Cement Pipe Worker Safety

Registrations

- Licensed Site Professional, MA
- Licensed Environmental Professional, CT

Project Experience

Framingham, MA

- Licensed Site Professional overseeing Utility-related Abatement Measures (URAMs) for the Concord Street, Downtown Utilities, Grant/Pond, Union Avenue, Speen Street, and Prospect Street projects
- Conducted preliminary environmental assessments on numerous utility projects
- Assisted the Town in the development of their in-house Waste Management Policy and asbestos policy
- Provided Licensed Site Professional Services for a spill of hydraulic fluid from a Town-owned trash truck
- Oversaw the management and disposal of asbestos-containing soil and pipe

Taunton, MA

- Licensed Site Professional for several brownfields properties owned by the City of Taunton
- Responded to an Administrative Consent Order for violations of an Activity and Use Limitation
- Prepared Phase I Initial Site Investigations (ISIs) and Tier Classifications for several City-owned properties
- Underground storage tank inventory and compliance assistance
- Oversees numerous Utility-related Abatement Measures (URAMs) as part of city-wide sewer improvement projects

Hartford, CT

- Conducted numerous Phase I Environmental Site Assessments and Limited Subsurface Investigations on City-owned properties and properties targeted for acquisition.
- Rendered Licensed Environmental Professional (LEP) opinions on the applicability of the CTDEEP Transfer Act.
- Oversaw numerous Hazardous Building Material Investigations on buildings slated for demolition and redevelopment.
- Providing soil management services for the City's Bushnell Park North project.

Clean Water Project – The Metropolitan District, Hartford, CT

- Oversaw the design and implementation of a Sampling and Analysis Plan for several miles of a sewer separation project.
- Managed the advancement of soil borings, installation of monitoring wells, and collection and laboratory analysis of soil and groundwater samples.
- Prepared an Environmental Data Report summarizing findings, conclusions and recommendations and prepared specifications for the handling and management of contaminated and polluted soil and groundwater.

City of Fall River, MA

- Oversaw the implementation of Brownfields investigations at petroleum and hazardous materials properties under an U.S. EPA Brownfields Assessment grant.
- Oversaw an extensive Brownfields investigation of PCB-impacted soil at the City Pier property.
- Developed and implemented a Risk-Based investigation and cleanup plan under EPA's TSCA program.
- Worked directly with MassDEP, Mass Development, and the Seaport council to utilize various Brownfields grants to assess and develop a cleanup plan for the City Pier site.

Former Jostens – Attleboro, MA

- Conducted a Phase I Environmental Site Assessment and Limited Subsurface Investigation for a real-estate transfer.
- Identified chlorinated solvent contamination in soil, groundwater, soil gas, and indoor air.
- Overseeing a Phase II Comprehensive Environmental Site Assessment for submittal to MassDEP.
- Filed a Permanent Solution with Conditions and removed a Activity and Use Limitation from the Site to allow for sub-dividing of the property.

Cobb Brook Culvert – Taunton, MA

- Oversaw the investigation of soil and groundwater along an 800-foot corridor for the installation of a flood-control culvert for Cobb Brook. The corridor crossed numerous Massachusetts hazardous waste disposal sites.
- Served as the Licensed Site Professional for the implementation of a Utility-Related Abatement Measure (URAM) to manage contaminated soil and groundwater during the installation of the culvert.
- Oversaw the implementation of in-situ lead stabilization to minimize the leaching of lead from an area of ash to facilitate a more-cost effective disposal option for the ash.
- Managed the characterization, submittals, and documentation of contaminated soil and ash to the Taunton Landfill.

Bristol Landfill – Bristol, RI

- Project Manager for quarterly post-closure groundwater and landfill gas monitoring and ongoing investigation and pilot study remediation efforts in five-acre portion of 60-acre municipal landfill.
- Installed and conducted periodic sampling of 12 overburden and 7 bedrock wells to delineate the extent of a groundwater contaminant plume in a portion of the landfill.

International Magnet School – South Windsor, CT

- Project Manager for Phase I, II, and III Environmental Site Assessment at an approximately 14 acre former tobacco farm.
- Prepared and submitted filings to the Connecticut Department of Energy and Environmental Protection under the Voluntary Cleanup Program.
- Oversaw the excavation and on- and off-site management of pesticide, lead, and petroleum impacted soil.

Department of Mental Health Hospitals – Taunton, Worcester, and Westborough, MA

- Prepared comprehensive Spill Prevention Control and Countermeasure (SPCC) Plans in accordance with applicable U.S. Environmental Protection Agency (EPA) requirements
- Provided on-site SPCC training classes for personnel involved with the handling of petroleum at each hospital

Chariho Regional Middle School – Wood River Junction, RI

- Project Manager for groundwater pump and treat and free product removal system.
- Oversaw quarterly groundwater monitoring and operations and maintenance of remedial system and bi-weekly Rhode Island Pollution Discharge Elimination System (RIPDES) monitoring with quarterly reporting to RIDEM.
- Designed and installed modified groundwater treatment system including groundwater depression pumps, Spill Buster product recovery units, and treatment shed modifications.

Dry Cleaner – Marlborough, MA

- Project Manager for overburden and bedrock investigation for chlorinated solvents and installation and operation of soil vapor extraction system.
- Installed 15 overburden and 10 bedrock wells and stream monitoring points to assess a chlorinated solvent plume emanating from a dry cleaner tenant of a shopping plaza.
- Designed and installed a soil vapor extraction system to remediate source area and abate indoor air Imminent Hazard condition.
- Prepared Phase I, Phase II, and Phase III reports under the Massachusetts Contingency Plan program.

Handy & Harman Electronic Materials, Inc. – North Attleboro, MA

- Project Manager for RCRA post-closure investigation of a chlorinated solvent plume emanating from a former manufacturing building and waste sludge lagoon.
- Installed 20 overburden wells, 8 shallow bedrock, and one multi-level deep bedrock well to assess a chlorinated solvent plume.
- Conducted indoor air monitoring at several downgradient properties and installed a sub-slab depressurization system to eliminate chlorinated solvent vapors in the basement of an adjacent building.
- Conducted extensive building material testing to facilitate the closure of the facility and the demolition of the building.

Marta J. Nover
Principal in Charge

Professional Overview

Ms. Nover possesses 36 years of environmental consulting services providing expertise in federal, state and local environmental permitting, earning high level recognition and a respected reputation among her clients, regulators and colleagues. Ms. Nover provides an extensive and divergent client base with expertise in all aspects of wetlands and waterways permitting at the local, state, and federal levels.

Marta has invested her whole career working with the private, public and non-profit sector promoting compliance with federal, state and local environmental regulations while at the same time applying practical and economic solutions. Her approach to all projects is consistent – respect the client, regulator and regulations; produce an excellent, defendable work product; and anticipate the environmental and political issues. Her professional skills besides her education and extensive work experience include keen instincts, ability to produce swift site and project evaluations, and provide personal investment in all project outcomes.

Project Experience

Massachusetts Department of Transportation, Highway - On-Call Environmental Services – Multiple Municipalities, MA

- Through the Prime Contractor, provide the lead wetland science and permitting services on several MassDOT current projects including the Bruce Freeman Rail Trail through Westford, Carlisle, Acton and Concord; Assabet River Rail Trail through Acton and Maynard; Route 109 Improvements in Medway; and Route 9 Improvements in Southborough.
- Provide expert wetland resource area boundary delineation and environmental permitting including Abbreviated Notice of Resource Area Delineation support; WPA Notices of Intent; MEPA Environmental Notification Forms; Early Environmental Coordination Reports; and support to the MassDOT Environmental Department for the federal environmental permitting needs.
- Responsible for qualifying and quantifying resource area impacts as well as mitigation development and design for all the assigned public transportation improvement and multi-use rail trail projects.

Municipal On-Call Environmental Services – Multiple Municipalities, MA

- As the technical lead and point-of-contact, service several municipal on-call contracts either as Prime or as the environmental arm of the Project Team including Easton, Stoughton, Brockton, Rockland, Seekonk, Douglas, Raynham, Kingston and Framingham.
- Through the on-call environmental services contract, filled in for the Town of Easton Land Use Planner during their temporary absence, providing the conservation commission with technical peer review of all proposed projects; construction and compliance monitoring; resource area boundary delineation review; drafting decisions and enforcement documents; and public meeting representation.
- Town Boards and Commission rely heavily on Marta's knowledge and experience and ability to problem solve and advise within the framework of the Massachusetts Wetlands Protection Act and local regulations.

Expert Peer Review Services - Massachusetts Wetlands Protection Act and Regulations – Multiple Municipalities, MA

- Provide expert technical review services to several municipalities, many of which use her almost exclusively.

Primary Discipline

Environmental Services

Years of Experience

- BETA: Since 2018
- Total: Since 1984

Education

- BS, Forestry – University of Massachusetts, Amherst, 1984
- Environmental Geology – Bridgewater State College
- Hydric Soils – University of Massachusetts, Amherst
- Massachusetts Contingency Plan – Northeastern University

Training and Certifications

- OSHA 40 Hour HAZWOPER Training
- OSHA 8 Hour HAZWOPER Refresher
- MBTA Right-of-Way Training/Certification
- SmartGrowth Training – Washington D.C./NOAA

Affiliations

- Taunton River Watershed Alliance – Past President
- Massachusetts Association of Conservation Commissions
- Association of Massachusetts Wetlands Scientists
- Women's Transportation Seminar (WTS)

- Most notable is that for the past 15+ years, the Brockton Conservation Commission has awarded the contract to provide full technical reviews on all projects submitted to them as well as handling permit completion; public representation; enforcement actions; advocacy; compliance; and construction monitoring.
- Comprehensive technical reviews for the municipalities seeking expert peer review services include stormwater management, wetland resource area identification and boundary delineation evaluation, wildlife and vernal pool habitat evaluations, wetland replication/restoration design specifications, environmental impact assessments and reports, and federal Clean Water Act permit and certification applications.

State & Federal Environmental Permitting – Residential Subdivision, Private Client – South Shore, MA

- Instrumental in obtaining permits from the local conservation commission, Massachusetts Department of Environmental Protection, and the U.S. Army Corps of Engineers as well as obtaining certification from the Massachusetts Executive Office of Environmental Affairs – MEPA Office for a 40-lot residential subdivision on the South Shore.
- Permitting was particularly notable due to the substantial area of permanent alteration to existing bordering and adjacent vegetated wetland that resulted from construction of the subdivision roadway.
- Designed and obtained permits for the replication of approximately 30,000+ square feet of vegetated wetland and a 10,000 square foot groundwater fed pond on the site and orchestrated the permitting strategy and timeline starting with obtaining an Order of Resource Area Delineation (ORAD) confirming the wetland boundaries on the site. Once the ORAD was issued, the remaining permits and authorizations were obtained within six months.

Coastal and Inland Wetland Restoration – Private Client – Assonet, MA

- Instrumental in bringing this site into compliance with the Administrative Consent Order that was issued by the Massachusetts Department of Environmental Protection for alteration of Salt Marsh, Coastal Bank, Bordering Vegetated Wetland, and 200-foot Riverfront Area.
- Provided the final design, expertise and guidance throughout the site preparation and planting processes.
- Directed contractors on a day-to-day basis until the site work and planting were complete. A Return to Compliance letter was received from the Massachusetts Department of Environmental Protection within two growing seasons.

Solid Waste Recycling Facility Permit Review - Board of Health – Brockton, MA

- Provided the Executive Director of the Brockton Board of Health with technical and regulatory expertise during the Board's review of the Site Suitability Report and Site Assignment application for a 1,000 tons per day construction and demolition debris transfer station proposed on the banks of the Trout River and within the Zone I and II of Avon public ground water supply wells.
- Participated in the Site Assignment hearing process on behalf of the Board. A complete understanding of the permitting process and existing environmental conditions, as well as comprehensive review of the technical plans and documents, assisted the Board with their Site Assignment conditioning and approval process and above all, their protection of public health.

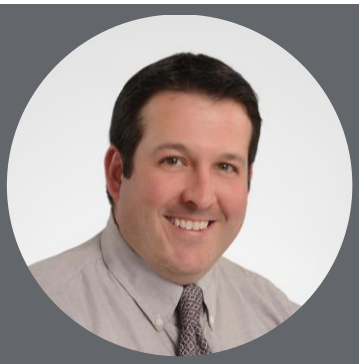
River & Stream Bank Erosion Study - Department of Public Works – Brockton, MA

- Contracted by the Brockton Department of Public Works to complete an EPA-funded comprehensive study of the present condition of its rivers and streams as it relates to bank erosion and failure. Bank erosion and failure within the City is an ongoing problem that has required a significant and ongoing committal of resources by the DPW and the Engineering Department towards mitigation measures.
- The identified study area included specific reaches of the Malfardar, Searles, Salisbury, and French brooks as well as the Salisbury Plain River.

Massachusetts Water Management Act, Water Withdrawal Permit - D.W. Field Park Golf Course – Brockton, MA

- Obtained a Department of Environmental Protection Water Withdrawal Permit and subsequent Extension Permit for D.W. Field Park's 18-hole public golf course located within the City of Brockton.
- The Water Withdrawal Permit Application required the preparation of Site Location, Withdrawal Point and Resource Maps as well as the preparation of a Water Conservation Plan.

Matthew Alger
Technical Advisor



Primary Discipline
Environmental Services

Years of Experience
- BETA: Since 2018
- Total: Since 2000

Education
- BA, Environmental Studies/Biology – Providence College (2000)
- MA, Environmental Remote Sensing and Geographic Information Systems – Boston University (2003)

Training and Certifications
- OSHA 40 Hour HAZWOPER Training
- OSHA 8 Hour HAZWOPER Annual Refresher Courses
- OSHA 10 Hour Construction Safety and Health Training
- CPR and First Aid Certified
- MBTA Right-of-Way Certified
- Amtrak Contractor Training
- Keolis Right-of-Way Worker Protection Certified
- EPA Acres Online Training
- MassDEP – Approved LSP Technical and Regulatory Training Seminars

Registrations
- Asbestos Inspector # AI 900475, MA; #AAC-0972, RI

Professional Overview
An experienced environmental professional, Matthew Alger specializes in site assessments, remedial investigation, construction oversight, hazardous materials surveys, and project management. Matt has performed numerous roles as a project manager and field supervisor under the supervision of a Massachusetts Licensed Site Professional (LSP) since 2005. He has also managed hazardous waste site evaluations and clean-up projects under the Massachusetts Contingency Plan (MCP) and Rhode Island's remediation regulations.

Matt has worked with site cleanups involving major excavations of contaminated soil, stabilization of Resource Conservation and Recovery Act (RCRA) waste soils, vapor intrusion mitigation systems, and ground water extraction and treatment systems. As a Licensed Asbestos Inspector in Massachusetts and Rhode Island, Matt routinely performs hazardous materials building surveys on buildings and bridges. He also has extensive post-closure landfill monitoring experience including soil gas, groundwater, surface water, and ambient air monitoring.

As a project manager, Matt generates cost estimates, develops budgets, and procures and manages subcontractors. Matt also has specialized training in Geographic Information Systems (GIS) and remote sensing applications. Matt has authored a generic Quality Assurance Project Plan (QAPP) which was subsequently approved by the Environmental Protection Agency (EPA), as well as many field sampling Standard Operating Procedures (SOPs).

Project Experience
Hazardous Materials Building Surveys – MWRA Facilities, MA
- Conducted comprehensive hazardous materials surveys for asbestos, lead-based paint, and polychlorinated biphenyl (PCB) at various Massachusetts Water Resources Authority (MWRA) locations throughout the state
- Facilities have included pump stations, gate houses, access shafts, operation facilities, storage garages, and other buildings
- Building surveys included materials assessment, sampling and analysis and quantification of materials containing hazardous materials
- Assessment work contributed to multiple MWRA capital improvement projects and system upgrades

Hazardous Materials Building and Bridge Surveys – MBTA Green Line and Red Line – Multiple Locations, MA
- Conducted multiple hazardous materials building surveys for asbestos, lead-based paint, and PCBs at improvements located along the Massachusetts Bay Transit Authority's (MBTA) proposed Green Line extension and at several Red Line Stations, including occupied commercial and industrial buildings, railway bridges, viaducts, and bus and train station buildings
- Building surveys included materials assessment, sampling and analysis and quantification of materials containing hazardous materials
- Prepared site-specific QAPP addenda for hazardous materials sampling
- Hazardous materials building surveys have contributed to the overall design phase for multiple MBTA capital improvement projects

MCP and TSCA Site Remediation – Lee Pool Complex, Boston, MA
- Provided LSP services for a release of PCBs resulting from caulking used to seal the former pool deck, pool liner paint, and fill material used to fill the site

- Provided hazardous material survey services and oversight of Toxic Substances Control Act (TSCA) PCB bulk product waste removal (over 2,500 tons) and PCB remediation waste cleanup (over 1,400 tons)
- Assessment and remedial response actions included collection of soil samples from beneath the former pool deck caulk joints and excavation and off-site disposal of PCB-impacted soil from beneath the pool deck caulk joints and west pool deck
- A Method 3 Risk Characterization concluded that the site does not pose a significant risk of harm to human health, safety, public welfare, or the environment
- Prepared an activity/use limitation (AUL) to be implemented as part of TSCA deed restriction requirements for sites where PCBs remain at concentrations above the specified one part per million (ppm).

Brownfields Development – Fidelity Bank Worcester Ice Center, Worcester, MA

- Provided environmental services associated with the assessment and remediation of a former industrial manufacturing complex as part of the Worcester Business Development Corporation (WBDC) Brownfields development team
- Contaminants of concern included asbestos, PCBs, petroleum, and volatile organic compounds (VOCs) in soil, groundwater, soil gas, indoor air, and building materials
- Prepared a site-specific QAPP addendum for sampling activities
- Conducted air monitoring during the demolition of the complex and conducted post demolition remediation and assessment response actions
- Prepared a Permanent Solution Statement (PSS) Report for a portion of this Disposal Site in accordance with the MCP, as well as prepared a performance– based PCB Cleanup Completion Report in accordance with USEPA TSCA guidelines
- The property has been redeveloped for use as a double rink hockey complex
- This project was approved for Brownfields funding through MassDevelopment, the City, and USEPA

Hazardous Materials Building Survey – MBTA Cabot Yard, Boston, MA

- Conducted hazardous materials surveys of MBTA's Cabot Yard train maintenance facility in South Boston
- The surveys focused on heating, ventilation, and air conditioning (HVAC) system and roofing components scheduled for replacement
- Components including diffusers, heat exchanger units, ducts, and duct insulation were sampled and analyzed for PCBs, heavy metals, and asbestos
- Assisted in the preparation of the 60%– 100% Design Plans and Specifications to remediate/abate and dispose of hazardous materials in accordance with applicable Massachusetts Department of Environmental Protection (MassDEP) MCP regulations and EPA TSCA regulations
- Assessment activities contributed to major facility improvements and upgrades needed to support a new fleet of Red Line trains

Hazardous Materials Building Survey – Walden Pond State Reservation, Concord, MA

- Conducted a Hazardous Materials Building Survey prior to the demolition of two structures at the location of the new Walden Pond Visitor's Center
- Survey included sampling and analysis of building materials for asbestos, lead-based paint, and PCBs and a visual survey/inventory of oils and/or other hazardous materials
- The architect used the survey report for demolition waste disposal plans and cost estimating

    - Residential properties
    - Commercial properties
    - Gasoline filling stations
    - Motor vehicle repair/maintenance facilities
    - Industrial manufacturing facilities
    - Industrial warehouse facilities
    - Printing facilities
    - Dry cleaning facilities
    - Hospitals
    - Colleges and universities

Amanda Makela
Environmental Scientist

Professional Overview

Ms. Makela is an Environmental Scientist in the Environmental Services division at BETA. She has expertise in field-based techniques, contaminant fate and transport, environmental policy, report writing, and scientific procedures. Amanda has completed dozens of environmental site assessments and assisted with higher level environmental response actions.

She is a graduate of the University of Massachusetts at Amherst, where she completed an interdisciplinary program which incorporated coursework from the College of Engineering and the College of Natural Sciences. She is currently enrolled in a Master of Science in Environmental Engineering at the University of New Haven with a completion date of May 2021.

Project Experience

ASTM Environmental Site Assessments – Multiple Municipalities, MA, RI, CT

- Completed numerous environmental site assessments throughout Massachusetts, Rhode Island and Connecticut in compliance with ASTM and USEPA AAI standards, assisting Licensed Site Professionals (LSP), senior scientists and engineers.
- Evaluated site conditions, prepared reports, created GIS maps, conducted site research, and more.
- Sites include:
    - residential apartment buildings
    - multiple parcel sites
    - residential homes
    - general commercial properties
    - industrial warehouse facilities
    - industrial printing facilities
    - industrial manufacturing facilities
    - laundromats
    - motor vehicle repair/maintenance facilities
    - undeveloped lots

Phase I & II ESA – Multi Parcel Property, Hingham, MA

- Performed a Phase I ESA for a multiple parcel site in Hingham, MA, which included an on-site dry cleaners, commercial businesses, and offices. Ms. Makela reviewed documents from the Hingham Fire Department and found that historic underground storage tanks (USTs) were still present on the property. This, along with a Release Tracking Number (RTN) assigned to the site, triggered for the need of a Phase II ESA for the site. Soil, groundwater, and indoor air was then sampled, which showed the presence of Chlorinated solvents present in the groundwater as a result of the on-site dry-cleaning facility.

Phase I ESA – Commercial Property, Worcester, MA

- Performed a Phase I ESA at a commercial property that distributes metal valves. There is an Activity and Use Limitation (AUL) on the site for a historic oil release. However, Ms. Makela discovered that the AUL was placed on the entire site structure, when soil was only tested from one side of the site structure. Ms. Makela recommended further subsurface assessment in order to property identify the limits of the AUL.

Primary Discipline

Environmental Services

Years of Experience

- BETA: Since 2019
- Total: Since 2017

Education

- BS, Environmental Science – University of Massachusetts Amherst (2017)
- MS, Environmental Engineering – University of New Haven (present)

Training and Certifications

- Phase I Environmental Site Assessments
- OSHA HAZWOPER 40-Hour
- OSHA 8 HAZWOPER Refresher

Computer Knowledge

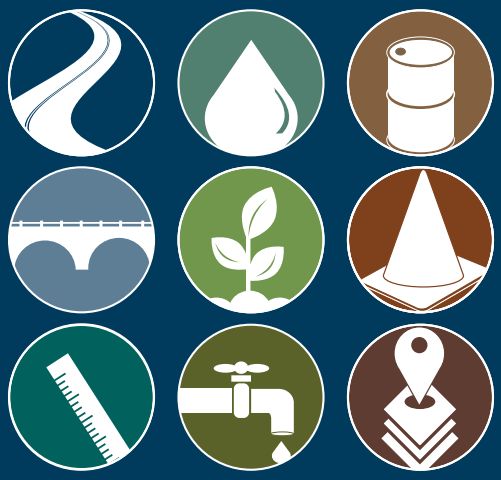
- SharePoint
- Jira
- Jama
- Jenkins

Hazardous Materials Survey Assistance – Multi Parcel Property, Charlestown, MA

- Assisted a trained Hazardous Materials Surveyor with the inspection of 10 buildings in the Charlestown Navy Yard. 10 buildings, including residential, offices, restaurants, a museum, a historic bank, and an abandoned 6 story building were inspected for Asbestos Containing Materials (ACMs), PCB and lead based paint (LBP). Ms. Makela assisted with the collection of building material samples, organized note keeping, and the creation of sample location plans for each building.

MCP Support Services – Fuel Station, Sandwich, MA

- Supervised the advancement of soil borings and the installation of monitoring wells at the location of twelve fuel pumps on the Otis Air Force Base in Sandwich, MA. She conducted on-site soil assessment and characterization with the use of a Photo Ionize Detector (PID) to gauge any release of fuel to the soil. As of result of these efforts, the site achieved a Permanent Solution.



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